

AGENDA

BUILDING COMMITTEE

March 28, 2006

10:55 A.M. Lake Superior Room

1st Floor Michigan Library and Historical Center

SPECIAL STATE ADMINISTRATIVE BOARD

March 28, 2006

11:15 A.M. Lake Superior Room

1st Floor Michigan Library and Historical Center

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – Roof Replacement
File No. 071/05262.RMP – Index No. 53157
Low Responsive Bidder: National Roofing & Sheet Metal Company, Inc., Saginaw; \$871,000.00
2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Grand Tower Building – Fire Alarm System Replacement
File No. 071/05267.RMP – Index No. 53162
Low Responsive Bidder: Taunt Electric Company, Gladwin; \$617,978.00
3. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAND RAPIDS – Grand Rapids Home for Veterans – Boiler #1 Replacement
File No. 511/05251.EEW – Index No. 53140
Low Responsive Bidder: Diversified Mechanical Services, Inc., \$328,000.00
4. DEPARTMENT OF CORRECTIONS, YPSILANTI – Huron Valley Correctional Facility
File No. 472/05197.EEW - Index Nos. 53186 & 11107
Low Responsive Bidder: Baseline Constructors, Inc., Chelsea; \$666,666.00

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Ottawa Towers – Parking Ramp and Plaza Renovations
File No. 071/04056.DCS – Index No. 11562
Kares Construction Company, Inc., Charlotte; CCO No. 6, Incr. \$144,199.33
6. DEPARTMENT OF NATURAL RESOURCES, LUDINGTON – Ludington State Park – Big Sable River Access Improvements
File No. 751/01502.JAG – Index No. 55060
C. Peterson & Sons LLC, Pentwater; CCO No. 3, Incr. \$103,720.00

7. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, JACKSON –
Jackson Readiness Center – Construct a New Readiness Center
File No. 511/04012.EEW – Index Nos. 11479 & 11480
Granger Construction Co., Lansing; CCO No. 4, Incr. \$944,863.38
8. DEPARTMENT OF ENVIRONMENTAL QUALITY, SCHOOLCRAFT –
Schoolcraft Area Organics – Plum G-Groundwater Remediation Operation &
Maintenance Services
File No. 761/98098.AGY – Index No. 47918
LANEX, Three Rivers; CCO No. 8, Incr., \$67,806.00

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, OKEMOS - Addendum #3 to Lease #10469 approved by the State Administrative Board on April 15, 1997 by Item #19, between Motor Wheel Corporation, and subsequently between Van W. Martin and William G. Martin, Tenants in Common, c/o CB Richard Ellis Martin, 1111 Michigan Avenue, Suite 201, East Lansing, Michigan 48823, as Lessor, and the Department of Labor and Economic Growth, as Lessee, for space located at 2501 Woodlake Circle, Okemos, Michigan 48864. This Addendum provides for a retroactive amendment for adjustment purposes, lease savings, and elimination of future adjustments. The annual per square foot rental rate is \$14.60 (\$63,619.50 per month), which is a cost decrease from the previous Lease. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains an Executive Legislative 180-day cancellation. The Attorney General has approved this Lease as to legal form.

RECOMMENDATIONS FOR CONSTRUCTION CHANGE ORDER

10. DEPARTMENT OF HUMAN SERVICES, DETROIT - Construction Change Order #2 for Lease #7067 approved by the State Administrative Board on January 5, 1988 by Item #1, between Comprehensive Developers, Inc., and subsequently assigned to DSS #1 Limited Partnership, as Lessor, and the Department of Social Services, and subsequently renamed Department of Human Services, as Lessee. This Construction Change Order provides for labor and material costs for electrical renovations, as requested by the Department, at a cost not-to-exceed \$14,742.00. The space is located at 6534 West Jefferson, Detroit, Michigan 48209.

11. DEPARTMENT OF STATE, MARQUETTE - Construction Change Order #4 for Lease #11108 approved by the State Administrative Board on June 24, 2005 by Item #10 between Dagenais Real Estate, Inc., as Lessor, and the Department of State, as Lessee. This Construction Change Order provides for installing electrical drops, circuits, receptacles, and an ISO ground receptacle, as requested by the Department of State, at a cost not-to-exceed \$4,730.00. The space is located at 2025 US 41 West, Unit 290, Marquette, Michigan 49855.

RENEWAL OF LEASES FOR PRIVATE PROPERTY

12. DEPARTMENT OF LABOR & ECONOMIC GROWTH, LANSING - Renewal of Lease #2787 effective February 1, 2006 through January 31, 2011 with Eyde Construction Company, a Co-Partnership, 4660 South Hagadorn Road, Suite 660, East Lansing, Michigan 48823-5371, as Lessor, and the Department of Labor & Economic Growth, as Lessee, for 16,845 square feet of office space located at 5015 South Cedar Street, Lansing, Michigan 48910. This Lease provides for one month of free rent. The annual per square foot rental rate for this space is \$13.00 (\$18,248.75 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$13.00 (\$18,248.75 per month). This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.
13. DEPARTMENT OF STATE, PETOSKEY - Renewal of Lease #7523 effective May 1, 2006 through April 30, 2011 with Koffman-McEntee, LLC, a Limited Liability Company, PO Box 0903, Bay City, Michigan 48707-0903, as Lessor, and the Department of State, as Lessee, for 2,041 square feet of office space located at 1187 US 31 North, Petoskey, Michigan 49770. The annual per square foot rental rate for this space is \$10.53 (\$1,790.98 per month). This rate does not include utilities, janitorial supplies and services, or trash removal. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$11.57 (\$1,967.86 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

JURISDICTIONAL TRANSFER AFFIDAVIT FROM LAND BANK FAST TRACK AUTHORITY

14. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner who has redeemed the property. Further, the transfer shall be by Jurisdictional Transfer Affidavit.

The transferred land is located in Monroe County, Michigan and the description is on file with the State Administrative Board.

JURISDICTIONAL TRANSFER AFFIDAVITS FROM DEPARTMENT OF NATURAL RESOURCES

15-45. DEPARTMENT OF NATURAL RESOURCES – That the following property be transferred, under authority of Section 20 of the Land Bank Fast Tract Act, Act 258 of the Public Acts of 2003, MCL 124.770, to the MICHIGAN LAND BANK FAST TRACK AUTHORITY, a Michigan public body corporate and politic, Grantee, whose address is Michigan Land Bank Fast Track Authority, Michigan Department of Labor and Economic Growth, 300 N. Washington Square, Lansing, Michigan 48913. Further, the transfers shall be by jurisdictional transfer affidavit and the descriptions are on file with the State Administrative Board.

15. The transferred land is located in Wayne County, City of Inkster, Michigan (Document 511541)

16. The transferred land is located in Wayne County, City of Highland Park, Michigan (Document 511698)

17. The transferred land is located in Wayne County, City of Ecorse, Michigan (Document 511699)

18. The transferred land is located in Midland County, Michigan (Document 511708)

19. The transferred land is located in Wayne County, City of Allen Park, Michigan (Document 511709)

20. The transferred land is located in Wayne County, City of Wyandotte, Michigan (Document 511718)

21. The transferred land is located in Wayne County, City of Woodhaven, Michigan (Document 511719)

22. The transferred land is located in Wayne County, City of Westland, Michigan (Document 511720)

23. The transferred land is located in Wayne County, Township of Van Buren, Michigan (Document 511721)

24. The transferred land is located in Wayne County, City of Taylor, Michigan (Document 511722)

25. The transferred land is located in Wayne County, City of Southgate, Michigan (Document 511723)

26. The transferred land is located in Wayne County, City of Romulus, Michigan (Document 511724)
27. The transferred land is located in Wayne County, City of Riverview, Michigan (Document 511725)
28. The transferred land is located in Wayne County, City of River Rouge, Michigan (Document 511726)
29. The transferred land is located in Wayne County, Township of Redford, Michigan (Document 511727)
30. The transferred land is located in Wayne County, Township of Plymouth, Michigan (Document 511728)
31. The transferred land is located in Wayne County, City of Gibraltar, Michigan (Document 511729)
32. The transferred land is located in Wayne County, Township of Huron, Michigan (Document 511730)
33. The transferred land is located in Wayne County, City of Lincoln Park, Michigan (Document 511731)
34. The transferred land is located in Wayne County, City of Livonia, Michigan (Document 511732)
35. The transferred land is located in Wayne County, City of Melvindale, Michigan (Document 511733)
36. The transferred land is located in Wayne County, City of Northville, Michigan (Document 511734)
37. The transferred land is located in Wayne County, City of Hamtramck, Michigan (Document 511735)
38. The transferred land is located in Wayne County, Township of Grosse Ile, Michigan (Document 511736)
39. The transferred land is located in Wayne County, City of Garden City, Michigan (Document 511737)
40. The transferred land is located in Wayne County, City of Dearborn Heights, Michigan (Document 511738)

41. The transferred land is located in Wayne County, Township of Brownstown, Michigan (Document 511739)
42. The transferred land is located in Wayne County, Township of Canton, Michigan (Document 511740)
43. The transferred land is located in Wayne County, City of Dearborn, Michigan (Document 511741)
44. The transferred land is located in Wayne County, City of Harper Woods, Michigan (Document 511742)
45. The transferred land is located in Wayne County, City of Grosse Pointe Park, Michigan (Document 511743)

S U P P L E M E N T A L A G E N D A

BUILDING COMMITTEE / SPECIAL STATE ADMINISTRATIVE BOARD

March 28, 2006

10:55 a.m. / 11:15 a.m. Lake Superior Room
1st Floor Michigan Library and Historical Center

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ADDENDUM TO LEASE FOR PRIVATE PROPERTY

1. DEPARTMENT OF STATE, LAKE CITY - Addendum #Two to Lease #1889 approved by the State Administrative Board on September 19, 1995 by Item #21, between Gary C. and Karolyn Kay Hoffman, Husband and Wife, 1501 Morey Road, Lake City, Michigan 49651, as Lessor, and the Department of State, as Lessee, for space located at 1501 Morey Road, Lake City, Michigan 49651. This Addendum provides for extending the lease for a six-month period, increase in rental and changing the cancellation clause. The per square foot rental rate is \$13.46 (\$1,234.34 per month) which is a cost increase from the previous Lease. This Lease does not include adjustments for real estate taxes. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard 180-day cancellation. The Attorney General has approved this lease as to legal form.

RECOMMENDATION TO WAIVE COST OF REMOVAL IN EXCHANGE FOR TERMINATION OF EASEMENT GRANTED TO PITTSFIELD TOWNSHIP

2. THE DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) recommends that the State Administrative Board authorize it to enter into the Termination of Easement Agreement (see attached).

Legislative Background

Public Act 326 of 2004 authorizes the State Administrative Board to convey property located in York Township, Washtenaw County. On April 12, 2005, the State Administrative Board authorized the sale of the Property to Toyota Technical Center, USA ("Toyota") for consideration of Eleven Million Dollars (\$11,000,000.00). Toyota intends to build a high-tech research and development facility on the property.